

CHESTNUTHILL TOWNSHIP PLANNING COMMISSION

ROUTE 715, BRODHEADSVILLE, PA 18322

MINUTES OF MEETING –April 18, 2012

A regular meeting of the Chestnuthill Township Planning Commission was called to order by Chairman Larry Smith at 7:00 p.m. on Wednesday, April 18, 2012 at the Township Municipal Building, Rte 715, Brodheadsville, Pa.

Present: Larry Smith, Dick Rodenbach, Nick Caprioli, Roger Kutzler, Sherry Harding, Nancy Beck, Atty. Deb Huffman, Engineer Chris McDermott, David Albright (Township Manager) and Cathy Martinelli (Office Manager).

Absent: Matt Connell

The **Pledge of Allegiance** to the Flag was led by Cathy Martinelli.

Minutes. On motion made by Nick Caprioli seconded by Roger Kutzler it was voted to approve the minutes of the March 21, 2012 meeting, as distributed. (6-0)

Submittals.

Gould, Russell A. & Denise E. (Minor Subdivision) Keystone Engineers. Engineer McDermott said this plan is ready for acceptance. On motion made by Dick Rodenbach, seconded by Nick Caprioli it was voted to accept this plan for review. (6-0) (Plan date 4/3/12) (90-day review ends 7/3/12)

Plan Review.

AutoZone Store #4636 (Land Development Plan) Bergmann Associates. Erin McClusky was present on behalf of this plan. Engineer McDermott's comment letter dated 4-12-12 was reviewed. A brief discussion ensued and in the SALDO Comments Item 34 a waiver was requested. (98-65C.1) the applicant is requesting a waiver (modification) of this section to permit grades in excess of 4%. Engineer McDermott had reviewed the driveway profile and confirmed that the driveway will exceed the 4% for a minimal distance (less than 30 feet). The slope appears to be necessary to accommodate the site and storm water design. Engineer McDermott recommend approval of this request. On motion made by Dick Rodenbach, seconded by Sherry Harding it was voted to recommend approval of this waiver. (6-0) In Storm water Ordinance Comments Item 40 a 15 foot wide access easement to and around all storm water facilities to a public right-of-way is required. (92-19B.19) Atty. McManus and Atty. Huffman will work on easement language. On motion made by Nick Caprioli, seconded by Dick Rodenbach it was voted to conditionally approve this plan subject to satisfactorily addressing Engineer McDermott's comment letter dated 4-12-12 and Atty. McManus comment letter dated 2/8/12. Also, park and recreations fee must be received. (6-0) (Plan date 12/21/11) (**open ended waiver 3/26/12**)(Rev. 2/9/12, 4/3/12)

Pleasant Valley School District. (Preliminary Plan) Quad Three Group, P.E. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Nick Caprioli it was voted to table this plan. (6-0) (Plan date 3/16/11) (**Open ended waiver**) (SEO: no sewage planning required)

J & D Holdings. (Preliminary Land Dev Plan) Millennium Design Services Co. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Nick Caprioli it was voted to table this plan. (6-0) (Plan date 4/4/11) (Accepted 5/18/11) (**waiver ends 8/18/12**)

Rita's (Land Development Plan) Jena Engineering. It was asked via phone to table this plan tonight. On motion made by Dick Rodenbach, seconded by Nick Caprioli it was voted to table this plan. (6-0)(Plan date 11/2/11) (Accepted 12/21/11) (**waiver until 8/31/12**)

Sketch Plan.

Proposed Dollar General. Richard N. Yutko, PE of WJP Engineers was present on behalf of this plan. This sketch plan is a proposed Dollar General on Rte 115 in Effort, PA. This building was formerly Hoffman Automotive directly across the street from Timothy Drive. Several issues were discussed such as Penn Dot HOP requirements, buffering, sidewalks, parking, and storm water. There is a building on the site and they are considering an addition. A lengthy discussion ensued.

Planning Module Approval. None.

Plans to be signed. None.

Other Business. None.

Public Comment. None.

Adjournment. There being no further business, on motion made by Nick Caprioli, seconded by Sherry Harding it was voted to adjourn at 8:18 p.m. (6-0)

Respectfully submitted,

Cathy A. Martinelli
Recording Secretary